
Primesource Staffing Building Information

PREPARED BY:



Rare Space Inc.

1331 17th St, M-100
Denver, CO 80202

Tanner Mason

Broker
303-296-8810 (phone)
303-296-8814 (fax)
Mason@rarespace.com

400 S Colorado Blvd - Wells Fargo Bank Bldg



Location: **Wells Fargo Bank Bldg
Colorado Blvd/Glendale Cluster
Glendale Submarket
Arapahoe County
Denver, CO 80246**

Building Type: **Class B Office/(Neighborhood Center)**

Status: **Built 1983, Renov 2008**

Stories: **9**

RBA: **125,415 SF**

Typical Floor: **15,341 SF**

Total Avail: **35,382 SF**

% Leased: **78.1%**

Developer: -

Management: **Westcore Properties, LLC**

Recorded Owner: **Westcore Properties, LLC**

Expenses: **2008 Combined Tax/Ops @ \$8.25/sf; 2009 Combined Est Tax/Ops @ \$9.44/sf**

Parcel Number: **1973-18-2-10-002**

Parking: **120 free Surface Spaces are available; Ratio of 3.20/1,000 SF**

Amenities: **Banking, Conferencing Facility**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 410	2,000 - 10,323	10,323	10,323	\$17.50/fs	Vacant	3-5 yrs	Direct
P 5th / Suite 540	2,386	2,386	2,386	\$17.50/fs	Vacant	3-5 yrs	Direct
P 7th / Suite 750	2,868	9,387	9,387	\$17.50/fs	Vacant	3-5 yrs	Direct
P 7th / Suite 700	6,519	9,387	9,387	\$17.50/fs	04/2010	3-5 yrs	Direct
P 8th / Suite 840	1,632	1,632	1,632	\$17.50/fs	Vacant	3-5 yrs	Direct
P 8th / Suite 850	1,172	1,172	1,172	\$17.50/fs	Vacant	3-5 yrs	Direct
P 8th / Suite 890	1,425	1,425	1,425	\$17.50/fs	30 Days	3-5 yrs	Direct
E 9th / Suite 900	9,057	9,057	9,057	\$17.50/fs	Vacant	3-5 yrs	Direct